



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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P.O. BOX 1460  
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IN REPLY PLEASE  
REFER TO FILE:

**MP-6**  
**17.041**

March 17, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**BALLONA CREEK - PARCEL 294**  
**GRANT OF EASEMENT - CITY OF LOS ANGELES**  
**SUPERVISORIAL DISTRICT 2**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Consider the enclosed Mitigated Negative Declaration No. 99-0322-SUB for Tentative Tract No. 52678, adopted by the City of Los Angeles on January 26, 2000; find that environmental impact of granting the enclosed easement for public road and highway purposes was contemplated in the preparation of Mitigated Negative Declaration No. 99-0322-SUB; find that this action reflects the independent judgment of the Los Angeles County Flood Control District; find that your Board has complied with the requirements of the California Environmental Quality Act (CEQA) with respect to the process for a responsible agency; and adopt by reference the City of Los Angeles' Mitigated Negative Declaration.
2. Approve the grant of an easement for public road and highway purposes from the Los Angeles County Flood Control District to the City of Los Angeles over Ballona Creek, Parcel 294 (12± square feet), for \$2,500. Parcel 294 is located along the west side of Ballona Creek at Culver Drive and Beloit Avenue in the City of Los Angeles.

3. Instruct the Chair to sign the enclosed Road Deed and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to grant a public road and highway easement in Ballona Creek, Parcel 294, to the City of Los Angeles. The City requested the easement in connection with their Conditions of Approval for the development of Tract No. 52678. The City is requiring the completion of street improvements on Beloit Avenue by the developer, Wagner-Kerr Associates, Inc. The granting of this easement is not considered adverse to the District's purposes. Moreover, the instrument reserves paramount rights for the District's interest.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for flood control purposes.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$2,500 represents the District's minimum sale price. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS\LEGAL REQUIREMENTS**

The granting of this easement will not hinder the use of the channel for possible transportation, utility, or recreational corridors.

The enclosed Road Deed has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

CEQA requires public agency decision-makers to document and consider the environmental impacts of their actions. The City of Los Angeles is the lead agency for this project.

Mitigated Negative Declaration No. 99-0322-SUB was approved by the City of Los Angeles on January 26, 2000. The recommended findings are in accordance with CEQA and are required prior to your Board's granting of this easement.

The Honorable Board of Supervisors  
March 17, 2005  
Page 3

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

Enclosed are an original and two duplicates of the Road Deed. Please have the original and one duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

MQ:psr  
P6:\BD LTR BALLONA CRK

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

## CITY CLERK'S USE

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

PROPOSED  
MITIGATED

## NEGATIVE DECLARATION

(Article V — City CEQA Guidelines)

[illegible]

1-a.b.c. MAJOR LANDFORMS (GRADING/STABILITY/DEMOLITION):

Environmental impacts could occur from disturbance of major landforms, demolition of existing development or grading of the site. However, the potential grading, demolition and subsidence impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

- During construction, exposed earth surfaces should be sprayed with water at least twice a day by the contractor to minimize dust generation.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".

AIR POLLUTION (CONSTRUCTION):

All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

(CONTINUED ON PAGE 3)

- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

NOISE (CONSTRUCTION):

Environmental impacts could occur due to noise generated by construction equipment and grading and demolition activities. These impacts can be mitigated to a level of insignificance by requiring the following measures:

- The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3-a.b.c.d. WATER (DRAINAGE/SURFACE WATER RUNOFF):

Environmental impacts could occur from project implementation due to changes in drainage patterns and surface water runoff. However, these impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

3-i. FLOOD HAZARD:

The property is potentially subject to flood hazards. Any flood hazard that exists will be mitigated to a level of insignificance if the requirements of the Flood Hazard Management Specific Plan,

(CONTINUED ON PAGE 4)

Ordinance No. 154,405, are complied with. (This MND does not apply should a waiver be given under provisions of the Flood Hazard Management Specific Plan).

4-a.b-1. TREES:

Environmental impacts could occur due to the potential loss of significant trees on the site. However, that prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 153,478, indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

10-c. HAZARDS (ASBESTOS):

Due to the age of the building being demolished, asbestos may be located in the structure. Exposure to asbestos dust during demolition could be hazardous to the health of the demolition workers and area residents. However, these impacts can be mitigated to a level of insignificance by the following measures:

- Prior to the issuance of the demolition permit, the applicant is to provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no asbestos is present in the building. If asbestos is found to be present in the building, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all state and federal rules and regulations.

14-c. SCHOOLS:

An adverse environmental impact is indicated from project implementation due to insufficient school capacity in the area. However, the possible impact will be dealt with and mitigated by the payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

(CONTINUED ON PAGE 5)

\* 14-e-2. STREET IMPROVEMENT:

A possible environmental impact could occur due to deterioration of street quality from increased traffic generation. However, the impact could be reduced to a level of insignificance by requiring street dedications and improvements, and/or street lighting to the satisfaction of the Bureau of Engineering.

17-e. SINGLE FAMILY DWELLING (10+ HOME SUBDIVISION):

Environmental impacts may result from the development of this subdivision. However, the potential impacts will be mitigated to a level of insignificance by compliance with Ordinance No. 172,176 to provide for Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMP), including the following mitigation measures:

- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains. For design details, please refer to the Development Best Management Practices Handbook.
- Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.
  - ▶ Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
  - ▶ Parking Grove - is an variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.

(CONTINUED ON PAGE 6)



- Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.

22-e. END:

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

This action is based on the project description on the first page.

**(Article IV — City CEQA Guidelines)**

PROJECT DESCRIPTION: EXTENSIVE TRACT 1: 56.18 TO CONSTRUCT AND MAINTAIN A TWO STORY 10 WT. SINGLE FAMILY HOUSE SUBDIVISION IN THE R1-1 ZONE. THE UNITS WILL BE 2400¢ PER UNIT FOR NINE LOTS AND THE 10TH UNIT AN EXISTING SINGLE FAMILY HOME ON A 56,200¢ (1.29 ACRES) LOT IN THE R1-1 ZONE.

**DETERMINATION** (to be completed by Lead City Agency)

<b>NEGATIVE DECLARATION</b>	<input type="checkbox"/> I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
<b>MITIGATED NEGATIVE DECLARATION</b>	<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED. (See attached condition(s).)
<b>ENVIRONMENTAL IMPACT REPORT</b>	<input type="checkbox"/> I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

**TITLE**

## INITIAL STUDY CHECKLIST (To be completed by Lead City Agency)

**BACKGROUND**

PROPOSER NAME (APP) ALPINE REAL PROPERTY EQUITY GROUP, INC. (CONTACT) JIM CONNELLA (WANNON-KERR ASSOCIATES, INC.)	PHONE (APP) (310) 216-1187 (CONTACT) (818) 781-0711
PROPOSER ADDRESS (APP) 4712 ADMIRALTY WAY, PMB 314, MARINA DEL REY, CA. 90290 (CONTACT) 6740 VESPER AVE #200, VAN NUYS, CA. 91405	
AGENCY REQUIRING CHECKLIST LOS ANGELES CITY PLANNING DEPT	DATE SUBMITTED 8-11-99
PROPOSAL NAME (If applicable)	

**ENVIRONMENTAL IMPACTS**

(Explanations of all "yes" and "maybe" answers are required to be attached on separate sheets.)

1. **EARTH.** Will the proposal result in:

- a. Unstable earth conditions or in changes in geologic substructures?  
b. Disruptions, displacements, compaction or overcovering of the soil?  
c. Change in topography or ground surface relief features?  
d. The destruction, covering or modification of any unique geologic or physical features?  
e. Any increase in wind or water erosion of soils, either on or off the site?  
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?  
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

YES MAYBE NO

		✓
✓		
		✓
		✓
		✓
		✓
		✓
		✓

2. **AIR.** Will the proposal result in:

- a. Air emissions or deterioration of ambient air quality?  
b. The creation of objectionable odors?  
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?  
d. Expose the project residents to severe air pollution conditions?

		✓
		✓
		✓
		✓

3. **WATER.** Will the proposal result in:

- a. changes in currents, or the course or direction of water movements, in either marine or fresh waters?  
b. Changes in absorption rates, drainage patterns, or the rate and amounts of surface water runoff?  
c. Alterations to the course or flow of flood waters?  
d. Change in the amount of surface water in any water body?  
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?  
f. Alteration of the direction or rate of flow of ground waters?  
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?  
h. Reduction in the amount of water otherwise available for public water supplies?  
i. Exposure of people or property to water related hazards such as flooding or tidal waves?  
j. Changes in the temperature, flow, or chemical content of surface thermal springs.

		✓
	✓	
		✓
		✓
		✓
		✓
		✓
		✓
		✓
		✓

4. **PLANT LIFE.** Will the proposal result in:

- a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?  
b. Reduction of the numbers of any unique, rare or endangered species of plants?  
c. Introduction of new species of plants into an area, or is a barrier to the normal replenishment of existing species?

✓		
		✓
		✓

	YES	MAYBE	NO
5. <b>ANIMAL LIFE.</b> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?			✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?			✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			✓
d. Deterioration to existing fish or wildlife habitat?			✓
6. <b>NOISE.</b> Will the proposal result in:			
a. Increases in existing noise levels?			✓
b. Exposure of people to severe noise levels?			✓
7. <b>LIGHT AND GLARE.</b> Will the proposal			
a. Produce new light or glare from street lights or other sources? ...			✓
b. Reduce access to sunlight of adjacent properties due to shade and shadow			✓
8. <b>LAND USE.</b> Will the proposal result in an alteration of the present or planned land use of an area?			✓
9. <b>NATURAL RESOURCES.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?			✓
b. Depletion of any non-renewable natural resource?			✓
10. <b>RISK OF UPSET.</b> Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		✓	
b. Possible interference with an emergency response plan or an emergency evacuation plan.			✓
11. <b>POPULATION.</b> Will the proposal result in:			
a. The relocation of any persons because of the effects upon housing, commercial or industrial facilities?			✓
b. Change in the distribution, density or growth rate of the human population of an area?			✓
12. <b>HOUSING.</b> Will the proposal:			
a. Affect existing housing, or create a demand for additional housing?			✓
b. Have an impact on the available rental housing in the community?			✓
c. Result in demolition, relocation or remodeling of residential, commercial, or industrial buildings or other facilities?			✓
13. <b>Transportation/Circulation.</b> Will the proposal result in:			
a. Generation of additional vehicular movement?			✓
b. Effects on existing parking facilities, or demand for new parking?			✓
c. Impact upon existing transportation systems?			✓
d. Alterations to present patterns of circulation or movement of people and/or goods?			✓
e. Alterations to waterborne, rail or air traffic?			✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			✓
14. <b>PUBLIC SERVICES.</b> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?			✓
b. Police protection?			✓
c. Schools?			✓
d. Parks or other recreational facilities?			✓
e. Maintenance of public facilities, including roads?			✓
f. Other governmental services?			✓
15. <b>ENERGY.</b> Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			✓
b. Increase in demand upon existing sources of energy, or require the development of new sources of energy?			✓

	YES	MAYBE	NO
16. <b>ENERGY.</b> Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy? .....			/
b. Significant increase in demand upon existing sources of energy, or require the development of new sources of energy? .....			/
17. <b>UTILITIES.</b> Will the proposal result in a need for new systems, or alterations to the following utilities:			
a. Power or natural gas? .....			/
b. Communications systems? .....			/
c. Water? .....			/
d. Sewer or septic tanks? .....			/
e. Storm water drainage? .....	/		/
f. Solid waste and disposal? .....			/
18. <b>HUMAN HEALTH.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)? .....			/
b. Exposure of people to potential health hazards? .....			/
19. <b>AESTHETICS.</b> Will the proposed project result in:			
a. The obstruction of any scenic vista or view open to the public?			/
b. The creation of an aesthetically offensive site open to public view?			/
c. The destruction of a stand of trees, a rock outcropping or other locally recognized desirable aesthetic natural feature?			/
d. Any negative aesthetic effect?			/
20. <b>RECREATION.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			/
21. <b>CULTURAL RESOURCES:</b>			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?			/
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?			/
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?			/
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			/
22. <b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? .....			/
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.			/
c. Does the project have impacts which are individually limited, but cumulatively considerable? .....			/
d. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?			/

\* "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

## DISCUSSION OF ENVIRONMENTAL EVALUATION

(Attach additional sheets if necessary)

PREPARED BY

Michael O'Conor

TITLE

CPA

TELEPHONE

584-0000

DATE

10.11.20

FISH AND GAME FEE (AB 3158)

The Initial Study Environmental Staff recommends that the proposed project be:

☒ Exempt from the Fish and Game fee \*

☐ Not Exempt from the Fish and Game fee

Items checked on the Initial Study Checklist (encircle when appropriate):

Earth (1b) - (1c) - (1e) - 1f

Air 2a - 2c

Water (3a) - (3b) - (3c) - (3d) - 3e - 3f - 3g - 3j - 3i

Plant Life (4a) - (4b) - 4c - 4d

Animal Life 5a - 5b - 5c - 5d

Risk of Upset 10a

Mandatory Findings 22a - 22c

\* a Certificate of Fee Exemption will be prepared by either the environmental or the case processing staff.

CALIFORNIA DEPARTMENT OF FISH AND GAME  
**CERTIFICATE OF FEE EXEMPTION**  
De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

IMND NO.

TRACT/PARCEL MAP NO. 52678

MND-99-0322-SUB

ZA NO.

**PROJECT DESCRIPTION**

Tentative Tract No. 52678 to construct and maintain a two-story, 10-lot single family house subdivision in the R1-1 zone. The units will be 2,400 square-feet per unit for 9 lots and the 10th unit an existing single family home on a 56,200 square-foot (1.29 acre) lot in the R1-1 zone.

**PROJECT ADDRESS**

4935 Sycamore Drive between Lucerne Avenue and Flood Control Channel/Culver Drive and Ballona Creek; Palms-Mar Vista-Del Rey  
COUNTY OF LOS ANGELES

**APPLICANT NAME AND ADDRESS**

Alpine Real Property Equity Group, Inc.  
4712 Admiralty Way, PMB 314  
Marina Del Rey, CA 90290

**FINDINGS OF EXEMPTIONS**

Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on August 11, 1999

it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because:

- ☐ The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.
- ☒ Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.
- ☒ The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

**CERTIFICATION**

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

CHIEF PLANNING OFFICIAL

SIGNATURE

DATE OF PREPARATION

PRINT NAME

LEAD CITY AGENCY

LOS ANGELES CITY PLANNING DEPARTMENT, 200 N. SPRING ST. #633 LOS ANGELES, CA 90012  
COUNTY OF LOS ANGELES (FORM 4/92)

RECORDING REQUESTED BY  
AND MAIL TO:

The City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012-4801

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY  
TRANSFER TAX PURSUANT TO SECTION 11922 OF THE  
REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES  
PURSUANT TO SECTION 27383 OF THE GOVERNMENT  
CODE

*Space above this line reserved for Recorder's use*

Assessor's Identification Number:  
4215-027-900

## ROAD DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District" does hereby grant to THE CITY OF LOS ANGELES, a municipal corporation, hereinafter referred to as "City"; an easement for public road and highway purposes in, on, over, and across all that real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservations and conditions which the City, by the acceptance of this Road Deed and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. District reserves the paramount right to use said land for flood control purposes.
2. City agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over and across the land herein described until the plans and specifications for such construction or reconstruction shall have first been submitted to and been approved in writing by the Chief Engineer of Los Angeles County Flood Control District. Such approval by District shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. The District does not accept ownership or responsibility for the improvements.

File with: <b>BALLONA CREEK 294</b> 17-RW 6 S.D. 2                      M0123002
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3. City agrees that it will indemnify and save harmless the District, its officers, agents, and/or employees from any and all liability, loss, or damage to which District, its officers, agents and/or employees may be subjected as the result of any act or omission by City, its officers, agents, and/or employees, arising out of the exercise by City, its officers, agents, and/or employees, or any rights granted to it by this Road Deed.
4. It is expressly understood that the District will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Road Deed.
5. The provisions and agreements contained in this Road Deed shall be binding upon City, its successors, and assigns.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

KDR:in  
P:\Conf:rdBALLONA CRK294.doc

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form  
RAYMOND G. FORTNER, Jr.,  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution, _____, 20_____.  DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  Supervising Title Examiner  By _____
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**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the deed or grant herein, to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of the City of Los Angeles, pursuant to Ordinance No. 123655, approved January 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer.

By \_\_\_\_\_  
Authorized Officer

Dated \_\_\_\_\_

File with: BALLONA CREEK 294  
17-RW 6  
A.P.N. 4215-027-900  
T.G. 672 (G4)  
I.M. 099-157  
Second District  
M0123002

**LEGAL DESCRIPTION**  
(Grant of easement)

That portion of Lot 43 of Tract No. 1441, as shown on map recorded in Book 20, pages 30 and 31, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 294 in a Final Judgment, had in Superior Court Case No. 572920, a certified copy of which is recorded in Book 35029, page 6, of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at the intersection of the southwesterly line of said Lot 43 and the northwesterly line of said PARCEL 294; thence southeasterly along said southwesterly line, a distance of 5.00 feet; thence northerly in a direct line to a point in said northwesterly line, distant northeasterly thereon 5.00 feet from said intersection; thence southwesterly along said northwesterly line to the point of beginning.

Containing: 12± square feet